



GRASSROOTS
REALTY GROUP

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Basin Road
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2349013

\$525,000

Division: NONE

Lot Size: 4.99 Acres

Lot Feat: Views

By Town: Nanton

LLD: 9-15-29-W4

Zoning: AG

Water: Well

Sewer: -

Utilities: See Remarks

Experience 4.99 acres of true country paradise nestled in the rolling ranchland hills southwest of Nanton. This beautiful parcel sits on a quiet dead-end road and showcases stunning views of Timber Ridge and the sweeping foothills stretching toward the Pine Coulee Dam . The land is fully fenced and currently in grass, featuring a natural slope from a high point on the northwest corner toward the south and east—an ideal setting for a walkout-style home, full-time country living, or a peaceful weekend retreat . Enjoy exceptional privacy and tranquility, with nothing but open ranchland in every direction . Conveniently located just 24 minutes to Nanton and 20 minutes (via dry-weather shortcut) to Chain Lakes Provincial Park, this secluded haven is also less than one hour from Calgary, offering the perfect blend of serenity and accessibility . Opportunities to purchase land with this level of privacy are rare in the area. If you’re seeking peace, quiet, and a deep connection to nature, this 4.99-acre retreat deserves your attention . There is 10 gal/min drilled well for water, gas line on property and power at property line. Please do not enter the property without permission. GST is not included in the purchase price. If applicable and the buyer is not a GST registrant, GST must be remitted to the seller’s lawyer on or before completion day.